

Start Aug 22nd - Demo

BOEING - HARBOR GATEWAY

Management Meeting Minutes #08

July 18, 2000



SNYDER
LANGSTON

ATTENDEES:

S. Mario Stavale (MS), BRC
Gregory Stewart (GS), TA
Kent Haggerty (KH), SL
Fred Wallitsch (FW), SL

DISTRIBUTION:

Attendees
Johnny Marasco (JM), BRC
De De Soto (DS), BRC
Steve Shestag (SS), BRC
Mark Burkholder (MB), NE
Charles (Rus) Purcell (RP), KJC
Derrick Willis (DW), IES
Peter Murphy (PM), KJC
Deryl Robinson (DR), SL

LEGEND:

BRC = Boeing Realty Corp.
SL = Snyder Langston
KJC = Kennedy/Jenks Consultants
TA = TAIT & Associates
IES = Integrated Environmental
NE = Norcal Engineering
SHEA=Boeing Environmental Group

ITEM	RESP.	DUE DATE	DISCUSSION
01.01	SL		DEMOLITION BID DOCUMENTS & PROCEDURES - <u>Update 06/13/00:</u> Bid packages being prepared for distribution this week. Buildings 1,3,19,20,32 will be Phase I Buildings 2,66 to be Phase II <u>Update 6/29/00:</u> LD's to be negotiated with bidders. Performance and payment bonds will be required. Bid date was revised July 12, 2000. <u>Update 7/18/00:</u> Bids have been received and compiled. SL has interviewed two of the low three bidders, with the third interview occurring on 7/19. Schedules between the bidders vary considerably. SL to confirm qualifications and schedule of apparent low bidder and recommend bidder for award. Based on pricing received, all A/C paving is to be hauled off-site and not ground-in-place and basement and pit walls will be removed down to the slab/footing. SL to review if brick can be crushed on-site and used in backfill.
	SL	7/25	
	- Establish a Schedule of Values		
	- Truck Route - Gate 5		
01.03	KJC		ENVIRONMENTAL REVIEW - <u>Update 06/13/00:</u> KJC has discovered new boring information and is incorporating into the plan. KJC will not start soil borings until the Sampling Analysis Plan is complete and approved. Phase IIA environmental plan is expected to be complete by the end of June for submission to Boeing and have Regional Water Quality Board approval by end of July, Phase IIB process expected to lag 1 month. <u>Update 06/20/00:</u> Bids have been received by BRC for buildings 2,19,66. Bldg. 1's roof does not contain asbestos. Any ACM within the roofs will have the asbestos removed prior to demolition. Boeing to deliver abatement schedule to SL <u>Update 6/29/00:</u> Draftwork plan to BRC by mid July. Submitted to Regulatory Agency by end of July, by mid August work should be started in field. <u>Update 7/18/00:</u> Bldg. 2 abatement has begun this week. Contract schedule is 60 days, BRC is pushing for completion in 45 days. There is concern that if we begin work before August 7 that demolition will catch the abatement. Boring Sampling prior to Demolition of buildings was discussed to allow for more flexibility and shorter overall time frame to remediate. If plan approval is received by end of July, sampling may precede demo, allowing time for soil analysis and formation of abatement plan.
	BRC		
	SHEA		

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01.04 <i>Work done Interior patios North eastern corner Roof removed on a go- forward</i>	BRC	7/25	SITE PREPARATION PROGRESS - <u>Update 06/13/00:</u> Asbestos abatement is complete in buildings #1 & 3 except roofing. <u>Update 06/20/00:</u> Buildings 1 & 3 are complete except for the telephone closets (Telephones are still in operation). Building 20 is in progress. <u>Update 7/18/00:</u> Galbestos removal has begun on Building #2, schedule required from BRC showing sequencing and timeframes for development of demolition schedule.
01.05 <i>Preliminary Schedule received</i>	MY SHEA SHEA		SCHEDULE - <u>Update 05/24/00:</u> The water well #2 must be exposed, inspected and re-abandoned. This effort should start right away. In the meantime it should be protected carefully. <u>Update 06/13/00:</u> SL to prepare CPM Schedule. <i>Pending</i> <u>Update 6/29/00:</u> Steve Shestag working on 5/24/00 update regarding water well #2 with IES. <u>Update 7/18/00:</u> Awaiting schedule for water well, sampling analysis plan & abatement
01.06			DRAINAGE & GRADING - <ul style="list-style-type: none">It was agreed that existing storm drain will remain active in place during Phase 1. Precautions will be taken to ensure positive drainage of all pads after Phase 1. This is expected to require a small amount of work.Storm drains will be removed towards end of Phase 2, at which time the site will be graded to approved grading plans. <u>Update 6/29/00:</u> Tait estimates backfill at: <ul style="list-style-type: none">Basement: 57.000 cySlab and Footing: 84.000 cy Subs were informed about keeping storm drains open
02.00 <i>Brick can be crushed with concrete</i>	SL	7/25	CONCRETE CRUSHING - Discussed contract requirements. Agreed that the demolition contractor will have responsibility to remove material from the site and the right to sell it. <u>Update 06/6/00:</u> Bid package will be written to give Boeing the option to either buy back the crushed concrete at a set price or let the subcontractor dispose of it. <u>Update 06/13/00:</u> SL received 10/25/96 NORCAL letter for crushed base material <u>Update 7/18/00:</u> Brick was proposed by the bidders to be mixed in with the concrete and crushed for on-site fill. SL to review with NORCAL, concern

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ITEM	RESP.	DUE DATE	DISCUSSION
			about brick dust.
02.01			GEOTECHNICAL – <u>Update 06/20/00</u> : Norcal to do site inspection during Backfill, recompaction and grading operations.
<i>Need to hire NORCAL for</i>			<u>Update 7/18/00</u> : SL to review with NORCAL whether a secondary sieve test, such as used on parcel B, will be required.
04.01			HAZMAT PROCEDURES –
<i>Shea to provide Hazmat Procedure SHEA</i>			<ul style="list-style-type: none">• Owner will have a full time rep on-site who will be notified immediately on discovery of any suspicious materials.• Contractor shall be required to have OSHA c/o HR trained individual on-site to watch for hazardous materials.
			<u>Update 6/29/00</u> : SHEA to identify process and procedures and documentation.
			<u>Update 7/18/00</u> :
04.02	SL SL TA		PERMITS REQUIRED- SCAQMD- By contractor Truck Routes- By contractor NPDES- Greg will pursue and advise
<i>Inspector needs to walk thru site to quantify 1. Rec Swe/schedule needs to be determined 2. Formal application T&B by 7/28</i>			<u>Update 06/20/00</u> : TA will process and pay for permit. Demo Contractor to pull permit and make notifications.
			<u>Update 6/29/00</u> : City of Los Angeles demo permit. Greg to pursue and advised on the NPDES.
			<u>Update 7/18/00</u> : TA to advise on whether a new demo permit will be required for this phase, prior phases used a single permit. Consensus was that a new demo permit would be prudent.
04.03	SL		TRANSITE WATER PIPE- <u>Update 6/29/00</u> : Bid package contains base bid quantity of 5,000 If transite and with nominal 42" of cover.
			<u>Update 7/18/00</u> : If concrete is attached to transite pipe upon removal of transite water lines, procedures need to be developed on how this will be handled in the most cost effective manner
05.01	SL		RESPONSIBILITY CHECKLIST – <u>Update 06/20/00</u> : The task checklist dated 06/06/00 was distributed for Phase III of the Property. <u>Update 6/29/00</u> : SHEA has reviewed and amended, returned to SL for update.

NOTE: For the purposes of the overall Harbor Gateway Project, this is Phase III of a 4 phase project. The other 3 phases of the demolition and site preparation are complete (except for some paperwork)

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These meeting minutes shall be considered correct unless written notice to the contrary is received by Snyder Langston within five (5) business days of issuance. The next scheduled meeting will be Thursday, July 25, 2000 @ 1:30 @ Boeing Visitor Center in Long Beach.

Respectfully submitted,

Fred Wallitsch

Principal

Attachment: List of questions from bidders.